



Ardleigh Court, Hutton Road, Shenfield



Hutton Road Shenfield

Offers in Excess of £260,000

Well presented one double bedroom ground floor flat ideally located within a purpose built block 0.2 miles from Shenfield Broadway and mainline railway station which serves London Liverpool Street and beyond via the Elizabeth Line. Accommodation comprises; open-plan lounge/diner, fitted kitchen with appliances and bathroom with shower over bath. Off-street permit parking for one car. The lease has 117 years remaining and the property is offered with no onward chain. EPC C.



Entrance Hall/Lobby

Communal lobby with hardwood entrance door. Storage cupboard and radiator.

Open-plan Lounge/Diner/Kitchen 16' 10" x 14' 8" (5.14m x 4.46m)

Double glazed UPVC window, radiator, open-plan kitchen area with range of fitted wall mounted and base level wood effect units and rolled edge work surface incorporating single drainer

sink unit. Ceramic hob, single electric oven and fridge. Tiled effect flooring.

Bedroom 14' 8" max x 8' 11" (4.48m x 2.73m) to rear of wardrobes

Double glazed UPVC window, radiator, fitted mirror fronted wardrobes with sliding doors and hand rails.

Bathroom

White suite comprising; close coupled WC, pedestal wash hand basin, tiled effect panelled bath with fitted shower

screen and wall mounted shower. Attractive tiled walls. Storage cupboard housing washing machine. Double glazed UPVC window



Exterior

Communal gardens. Permit parking in communal parking areas with space for one car. Communal bin storage area.

Agents Note

Tenure - Leasehold 117 years remaining
Service Charge - £296.00 per quarter
Ground Rent - £250.00 per annum

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100) A			
(81-91) B			
(69-80) C		71	77
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	

Address:

Council Tax Band C

148 Hutton Road
 Shenfield
 Essex CM15 8NL
01277 225191

admin@wnproperties.co.uk
 wnproperties.co.uk



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